

## **Village Plan Commission May 26, 2011 6:00 p.m.**

Members of the Plan Commission met at 6:00 p.m. on May 26, 2011.

Members present: Utschig, Schober, Kreuzer, Boucher, and Rogers.

Members absent: Larson and Malek.

Village board members also present: Beiser, Livingstone, Falk and Hoenecke.

Chairman Rogers called the meeting to order at 6:00 p.m.

### **New Business**

PUBLIC HEARING – Conditional Use Application Winneconne Christian Fellowship

MOTION by Utschig, seconded by Schober, to go into a committee of the whole to hold a public hearing on the Conditional Use Application of Winneconne Christian Fellowship. Roll Call: Utschig, Boucher, Schober, Kreuzer and Rogers; ayes.

Chairperson Rogers introduced the members of the Plan commission, Secretary and Village Administrator.

The purpose is not to determine if they can or cannot build but under what conditions . . . these conditions are set by the Plan Commission. They will be able to build under those conditions.

Chairperson Rogers will ask three times if there is anyone present that would like to speak for or against the Conditional Use Application of Winneconne Christian Fellowship.

Chairperson Rogers asked if any members of the Plan Commission would have a conflict.

Chairperson Rogers stated his home is located in the area. Kreuzer also stated he lived on North 11<sup>th</sup>.

Do you stand to gain? No. Can you be objective? Yes. Ex-parte communications? No.

Audience Challenge of participation of plan members? None.

Explanation of Application by staff and church and then the Chairperson will call for public statements. Speak at podium, given 5 minutes, only once, and state name and address. Will not condone any bickering. Please speak loudly and clearly.

Then the public hearing will close and the committee will proceed to deliberate . . . at this time only the members of the plan commission will participate . . . and members of the public may only speak if have been asked a question.

### **Presentation by Winneconne Christian Fellowship**

- Bob Ronk, 7115 US Hwy 45 Winneconne
- 4 staff members present to answer any questions.
- Similar to other churches within the Village.
- Brief history of building plans.
- Reviewed site selection criteria.
- Reviewed site plan; planting plan.
  - Joel with MACH IV Engineering also reviewed the site plan/design.
- Chad Fradette with MACH IV Engineering addressed

issues about lighting, flooding, sediments, and archeology.

Archeology study is in progress.

Addressed storm water management; lighting; traffic and driveway concerns.

Presentation concluded at 6:52 p.m.

- Village Administrator briefly explained the application .

Chairperson Rogers reminded everyone present that the Plan Commission cannot set a condition that is environmental. That is the DNR.

Chairperson Rogers asked if anyone present wanted to speak for or against the Conditional Use Application for Winneconne Christian Fellowship.

Jason Sagorac , 907 Twin Harbor Drive

- Lived there eight years; read letter presented to Plan Commission.
- Presented petition with 69 signatures.

Steve Volkert Village Administrator – presented letters/emails from the following against the conditional use application.

Dan and Lori Henderson, 5974 Lasley Point Road, Town of Winneconne

Tom and Karyn Schmitz, 6465 Paulson Road, Town of Winneconne

Frank and Joanne Shansky, 6425 Paulson Road, Town of Winneconne

Gus and Carole Laemrich?, no address given

JoAnne Shansky, 6425 Paulson Road,

- Look at big picture and the impact it will have on the Village.  
Responsibility for future; no advantage to the community only to the church  
Totally unnecessary. Potential for more flooding. Retention pond – safety hazard.  
Traffic issues; decrease in property values; no economic advantage  
Encourages a different location to begin a positive relationship  
Presented a small gift – quoted scripture.  
Plan Commission stated they could not accept.

Chairperson Rogers made second call to speak for or against the conditional use application.

Al Krueger – 604 Twin Harbor Drive

- Considers himself a voice of reason. Lives on channel to the west.  
Channel is dying; best use for that piece of land. May solve our problems.  
Environmental the road . . . possibly reroute driveway as a compromise.  
Impressed with plan detail. . . be an improvement to the land. Look into the future.  
Neighbors to the west would support.

Chairperson Rogers made third call to speak for or against the conditional use applications.

Greg Kosciuk, 1128 Mistletoe Lane,

- Supports the project.

Mike Walter, 1201 Twin Harbor Drive

- Owns abutting property . . . in support of project. Cannot imagine any other group going to the lengths that the church has gone to for the environment.

MOTION by Schober , seconded by Utschig, to close the public hearing and return to regular session.

Roll Call: Utschig, Boucher, Shober, Kreuzer, and Rogers; ayes.

Members of the Plan Commission discussed the conditional use application of Winneconne Christian Fellowship and what conditions, if any, to impose.

MOTION by Schober, seconded by Kreuzer , to approve the Conditional Use Application for Winneconne Christian Fellowship based on the following two conditions; garbage receptacles must be shielded from view; and the entire plan must be adhered to as presented. Roll Call: Utschig, abstain; Boucher, aye; Schober, aye; Kreuzer; aye and Rogers; aye.

7:32 Chairperson Rogers thanked those present for attending.

#### **PUBLIC HEARING - Proposed Project Plan, Boundaries, and Creation of Village of Winneconne Tax Incremental District #8**

MOTION by Schober , seconded Kreuzer, to go into a committee of the whole to hold a public hearing on the proposed project plan, boundaries and creation of Village of Winneconne Tax Incremental District #8. Roll Call: Utschig, Boucher, Schober, Kreuzer, and Rogers; ayes.

Chairperson Rogers asked three times if there was anyone present to speak for or against the creation of TID #8. Noticed was published May 11 and May 18<sup>th</sup>.

1<sup>st</sup> Call – no one spoke.

2<sup>nd</sup> Call – no one spoke.

3<sup>rd</sup> Call – no one spoke.

Project plan, boundaries and the creation of the TID. – No one spoke.

Dawn Gunderson, Ehlers and Associates gave a brief presentation on the financial aspect of the TID #8.

- Reviewed the project plan. \$555,000 related to site acquisition and remediation.
- Intent to be financed up front by the Village and paid back with tif funds.
- Backend as long as increment is available – pay as you go district.
- Estimated value of 1.6 million . . . very conservative projection as far as increment.
- Anticipate district will be open for the whole 27 years.
- Additional economic benefits . . . job creation; residual effect for other businesses;

- Create 39 residential units over two phases. Senior housing.
- Blight district . . . met statutory requirements. Only one tax parcel. 191 -0555
- Current structure will be demolished.
- Proposed improvements. River Crossing Highlands.
- Summary of project costs.
- Financing – currently looking at State Trust fund loan. Will proceed with the most beneficial option.
- Village has applied for a DNR grant for site remediation and cleanup.
- Assumption for development. Two phases with final completion in 2015.
- Reviewed income stream. Reviewed proposed tax increment.
- Pay as you go will not kick in until the Village's obligations have been met.
- No obligation beyond the life of the district to make payments.

Members of the Plan Commission discussed the project plan and boundaries of the proposed TID #8 . . . including environmental issues; financial concerns, and the proposed senior center.

MOTION by Schober, seconded by Boucher, to close the public hearing and return to regular session.

Roll Call: Utschig, Boucher, Schober, Kreuzer, and Rogers; ayes.

**Consideration of "Resolution Designating Proposed Boundaries and Approving a Project Plan for Village of Winneconne Tax Increment District #8.**

MOTION by Schober, seconded by Kreuzer, to make a recommendation to the Village Board to approve the Resolution Designating Proposed Boundaries and Approving a Project Plan for Village of Winneconne Tax Increment District #8. Roll Call: Boucher, Schober, Kreuzer, Utschig and Rogers; ayes.

8:12 p.m.

MOTION by Boucher, seconded by Utschig, to adjourn. Carried by voice vote.

Jacquie Stelzner, Secretary  
Village Plan Commission